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November 16, 2012

R05-13-A-040

Ms. Deborah Orr
EPA Region 5
77 West Jackson Boulevard,
Mail Code SM-7J
Chicago, IL 60604-3507
Phone: (312) 886-7576

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone: (301) 589-5318

**Re: U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Proposal
Marquette County, Michigan – RFP No. EPA-OSWER-OBLR-12-07**

Dear Ms. Orr and Mr. West:

Marquette County appreciates the opportunity to submit this application for a \$200,000 Brownfield Hazardous Substances and \$200,000 Petroleum, Community-Wide Assessment Grant.

Marquette County is located in the Upper Peninsula of Michigan on the southern shore of Lake Superior, the largest freshwater lake in the world. Marquette County is the largest county in the state by land (1,873 square miles) but not by population (67,077, 2010 U.S. Census Data). The largest community is the City of Marquette with a population of 21,355 (2010 U.S. Census Bureau). The City of Marquette is home to Northern Michigan University, two state-of-the-art medical facilities, and an abundance of natural resources making it the regional center for education, health care, and recreation. However, outside this city is mostly rural landscape comprised of two other cities; the City of Ishpeming and the City of Negaunee, and 19 townships, which have not fully recovered from the County's economic hardships.

Like many Michigan communities, Marquette County historically relied on a few industries to sustain its economy, which included iron ore mining and the K.I. Sawyer Air Force Base (Sawyer). The iron ore industry declined in the mid-20th century and Sawyer subsequently closed in 1995, leaving the community with a devastated economy and brownfield properties that it currently lacks the resources to address. If awarded, the County, through its Marquette County Brownfield Redevelopment Authority (MCBRA), plans to assess brownfield properties in the **Target Areas of Sawyer and Ishpeming**. Proposed funding is also budgeted for area-wide planning activities in these target communities, including those which are home to mine-scarred lands.

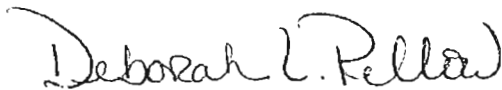
Sawyer was established near Gwinn, 23 miles south of Marquette, in the 1950s. While it was in operation, Sawyer contributed \$100 million to the economy annually and employed and housed approximately 5,000 people. The U.S. Government closed Sawyer in 1995, resulting in a devastating economic impact and one of the largest brownfield sites in the state. Since then, the County and a private development company, Telkite Enterprises LLC (Telkite), have worked to transform Sawyer into a high-tech, clean-tech, aviation and commercial center. Today, the County Airport (Sawyer International Airport) and the Telkite Technology Park, occupy Sawyer. While there have been successes, an additional 750,000 square-feet of building space remains vacant and available for development. Since the closure of the base, many of these remaining vacant buildings are deteriorating and face significant hurdles to development: mold, asbestos and lead based paint contamination, and ongoing remediation/monitoring of past releases. There are over 1,000 acres of land available for new

construction, much of which is impacted by old landfills and extensive groundwater contamination. The remaining small community of 2,624 people (U.S. Census, 2010) where 26.1% are unemployed (American Community Survey 2006-2010) and 30.4% have incomes below the poverty line (American Community Survey 2006-2010) resides on one of the largest brownfield sites in the state. Many of the services that once served this community have closed, such as a hospital, gasoline, retail, grocery store and community fitness center. Addressing brownfield properties in the target area will provide an opportunity for sites to be selected for retail service businesses, recreational areas and other amenities necessary for a livable community.

Marquette County flourished from the late 19th century to the mid-20th century as a result of the iron ore mining industry. At its peak, the County produced more than a quarter of the iron in the United States. Many rural communities including the City of Ishpeming, the City of Negaunee, and Republic Township, capitalized on mining's economic opportunities. When the iron ore mining industry declined in the mid-20th century, so did these communities' economies. Therefore, the magnitude of addressing these large, impacted areas of land is currently beyond the resources and expertise of these rural communities. The County, through its MCBRA, will use a portion of these funds to allow local leaders and community members to develop a vision for the land and strategies for accomplishing this vision, which will identify the assessment and cleanup activities needed for future development and safe reuse of these areas.

The following application will demonstrate the County's efforts to create a collaborative, effective and efficient program that is focused on results which benefit the community. The County thanks you for your time and consideration of this grant request. Upon your review, if you have any questions or require additional information, please do not hesitate to contact the Project Director, Anne Giroux, at the number below.

Respectfully Submitted,



Deborah L. Pellow, Chair
Marquette County

Applicant Information:

a. Applicant Name:	Marquette County	ii. Chief Executive Officer:	Scott Erbsch, County Administrator
Applicant Address:	234 W. Baraga Avenue Marquette, Michigan 49855		234 W. Baraga Avenue Marquette, Michigan 49855
b. Applicant DUNS Number:	093421931	Phone:	(906) 225-8151
c. Funding Requested:		Fax:	(906) 225-8155
i. Grant Type:	Assessment Grant	Email:	serbisch@mqtco.org
ii. Amount	\$400,000	g. Date Submitted:	November 16, 2012
iii. Contamination	Hazardous Substances (\$200,000) and Petroleum (\$200,000)	h. Project Period:	Three years
iv.	Community-wide	i. Population:	Marquette County- 67,077 (U.S. Census, 2010)
d. Proposed Location:	Marquette County	j. "Special Considerations" checklist	Attached
e. Not Applicable			
f. i. Project Director:	Anne Giroux 234 W. Baraga Avenue Marquette, Michigan 49855		
Phone:	(906) 225-8425		
Fax:	(906) 225-8432		
Email:	agiroux@mqtco.org		

Ranking Criteria for Assessment Grants

1. Community Need:

Marquette County is located in the Upper Peninsula of Michigan on the southern shore of Lake Superior. Marquette County is the largest county in the state by land (1,873 square miles) but not by population (67,077, 2010 U.S. Census). The largest community is the City of Marquette, population 21,355 (2010 U.S. Census). The City of Marquette is home to Northern Michigan University, two state-of-the-art medical facilities, and an abundance of natural resources making it the regional center for education, health care, and recreation. However, outside this city is mostly rural landscape comprised of two much smaller cities - the City of Ishpeming and the City of Negaunee, and 19 townships, which have not fully recovered from the County's historic economic and environmental hardships.

a. Health, Welfare, and Environment

i.) Effect brownfields have on targeted community: Marquette County historically relied on a few industries to sustain its economy, which included the iron ore mining industry and the K.I. Sawyer Air Force Base (Sawyer). When the iron ore mining industry declined in the mid-20th century and Sawyer subsequently closed in 1995, the County was left with a devastated economy and over **180 known brownfield sites** (www.michigan.gov/deq) it lacks the resources to address. Of these 180 sites, the Michigan Department of Environmental Quality (MDEQ) has identified and placed on its Part 201 list of contaminated sites 74 locations within Marquette County, which have contamination from hazardous substances; **21** of these sites are located in the **Sawyer Target Area** and **10** are located in the **Ishpeming Target Area**; of the 106 Part 213 or Leaking Underground Storage Tank Sites which have contamination from petroleum substances (www.michigan.gov/deq) **24** are located in the **Ishpeming Target Area**.

Therefore, if awarded, Marquette County, through its Brownfield Redevelopment Authority (MCBRA), will use the U.S. EPA Brownfield Assessment Grant funds to assess brownfield sites in the **target communities** of Sawyer and the City of Ishpeming. Grant funds will also be used to fund area-wide planning activities throughout the County and in these target communities.

The **target community Sawyer** is a 5,200-acre property located near Gwinn, Michigan (Forsyth and West Branch Townships), 23 miles south of the City of Marquette. Military operations began on the site in the mid-1950s. When the U.S. Government closed Sawyer in 1995, it resulted in approximately \$100 million in annual economic impact and loss of close to 800 civilian jobs in Marquette County. Soon after, Sawyer was deeded to Marquette County, who sold a portion to a private development company, Telkrite Enterprises LLC (Telkrite). The County and Telkrite have worked to transform Sawyer into a high-tech, clean-tech, aviation and commercial center. Today, the County Airport (Sawyer International Airport), Telkrite Technology Park, an area of affordable housing interspersed with legacy, abandoned buildings, and brownfield sites occupy Sawyer. Over 800,000 square feet of the Telkrite Technology Park are leased; however, an additional 750,000 square-feet of building space remains vacant, and over 1,000 acres of land is available for new construction. Many of these deteriorating vacant buildings and pose significant hurdles to development associated with mold, asbestos and lead-based paint contamination and ongoing remediation/monitoring of past releases.

The Air Force has made strides toward cleaning up or controlling areas of contamination caused by former base operations and capping remaining landfills. Many of the groundwater cleanup remedies rely on long-term natural attenuation (epa.gov/R5Super/fed_fac/brac_sites/ff_brac_kisawyer.htm). Additionally, the landfills require monitoring in perpetuity, leaving uncertainty in resident's minds as to their and their children's health. Is my air clean; is my drinking water clean, can my kids play in the dirt? Only a small creek, Silver Lead Creek, separates the residential areas from the former base operations. Additionally, due to the military history of these properties, environmental assessments will be required by interested buyers who wish to place businesses on these properties, or the local community if they wish to use the land for recreation, i.e., ball and soccer fields; so there is an understanding of any potential risks and continuing obligations (Due Care). The low-income, residents that reside in the **target area** currently contend with vacant, potentially contaminated buildings and properties that lower their property values and are attractive nuisance, exposing their children to mold, peeling lead-based paint, asbestos and other hazards. To that end, Sawyer has been identified by the County as one of the two **target communities** for their CDBG Allocation of Housing Resource Funds as part of a place-based Strategy to **enhance livability** and a sense of place. Funds will be used for the demolition of blighted buildings and housing improve-

mints. Due to the significant need in this target area, one of our partners, the Marquette County Land Bank Authority is also pursuing a Michigan Blight Elimination Program Grant in an effort to improve the **livability** of Sawyer for the low-income residents and foster economic development.

Unfortunately, these brownfield sites create a disincentive for re-investment and pose a public health concern to the **Sawyer Target Area's** low-income residential community, with a population of 2,624 (U.S. Census, 2010), of which 26.1% are unemployed and 30.4% have incomes below the poverty line (American Community Survey 2006-2010). Addressing brownfield properties in the **target area, Sawyer**, will also address public health concerns, reduce blight and potential risks, present a more business-friendly climate to attract investment, create much needed jobs for disadvantaged target community members, and provide a safe and healthy location for people to live.

At its peak, Marquette County produced more than a quarter of the iron ore in the U.S. Some of its most productive mines were hundreds of acres in size and located in the Marquette Iron Range, which spanned from east to west across the center of the County. Rural communities which located along this range, including the **Target City of Ishpeming**, the City of Negaunee, and Republic Township, capitalized on the economic opportunities these mines provided. The iron ore mining industry peaked in the early 20th century and slowly declined as deeper mines and dwindling iron ore deposits made production too expensive. Many mines closed, such as the Republic, **Cliffs (Ishpeming)**, and Sawmill mines, with a devastating economic and environmental impact on the surrounding communities. After 1979, there were no longer any mines in operation within the **target City of Ishpeming limits**. The loss of these operations left large underground abandoned mines and large tracks of land that include former surface mines with pits, tailing piles and mine operation yards that are **public health and safety risks** and a hindrance to development.

These abandoned mines occupy large amounts of land with potential for development and investment in the community. For example, over 44% of the City of Ishpeming's land area is designated as mining district. However, these rural former mining communities lack the resources and expertise to take advantage of this potential opportunity. Therefore, the MCBRA will use a portion of these funds to conduct **area-wide planning** activities to better understand what is needed to revitalize these mine-scarred lands and other brownfield sites. This will result in a vision for the land and strategies for accomplishing this vision, which will identify the assessment and cleanup activities needed for future development. For instance, the City of Ishpeming acquired Hematite Heights which includes over 400 acres of mine-scarred lands that stretch between the City and the City of Negaunee, which also acquired over 300 acres, without fully understanding the hazards and conditions that remained; yet they knew for the sake of the community that they needed to regain control of these lands. Hazards include a former operations area (Brownstone Property) contaminated with petroleum compounds (e.g., benzene, xylene and toluene) from railroad engines, chemicals from former power plant operations (heavy metals); open mine pits, accessible mine shafts, tailing piles, abandoned buildings and potential caving areas from subsurface mining. In several communities such as the City of Ishpeming and the City of Negaunee, residential areas surround these former operations, potentially exposing the residents to these physical and chemical hazards.

Nearby Deer Lake is listed as an Area of Concern (AOC) as part of the Great Lakes Water Quality Agreement (epa.gov/grtlakes/aoc/deerlake/index.html) due to mercury from mining operations, creating fish consumption restrictions. Although the AOC has made significant progress toward de-listing, the City of Ishpeming is in the process of correcting an additional source of mercury to the AOC. In the 1970s, the City diverted Partridge Creek, which flowed under the City, into the closed New York Pit mine workings which are filled with water and located beneath the City of Ishpeming. The stormwater, which now has elevated mercury levels from the mine, then discharges into the Carp River which leads to Deer Lake. An \$8.3 million multi-phase project is underway to divert Partridge Creek back into the storm sewer and out of the mine, eliminating the remaining controllable source of mercury contamination to Deer Lake (ishpemingcity.org). This is evidence that past mining operations contribute contaminants to the environment, potentially exposing the residents and the wildlife to harmful conditions. It is likely that other closed mine pits, shafts and operations will continue to contaminate soil, groundwater and surface water, exposing target area residents to potential adverse health effects. The City has other challenges, repairing and maintaining the deteriorating century-old infrastructure. Similar to Sawyer, the City of Ishpeming has been identified by the County as one of two **target communities** for their 2012/2013 CDBG Allocation of Housing Resource Funds as part of a Place-based Strategy to **enhance livability** and a sense of place. Funds will be used for the demolition of blighted buildings and housing improvements.

ii) Information describing the health and welfare of sensitive populations: In the **Sawyer Target Area** the government housed military personnel stationed on the former base. These residential areas now serve as affordable housing to low-income civilians. The 2,624 residents (U.S. Census, 2010) are represented by various sensitive populations living in an area affected by numerous brownfield sites.

Sensitive Populations	Children <18 year of age	Elderly >65 years of age	Low-income Population Living Below Poverty Line	% Minority
Sawyer Target Area	34% ¹	5.3% ¹	30.4% ²	14.9% ¹

Sources: ¹U.S. Census Bureau, 2010; ²2006-2010 American Community Survey.

Extensive environmental investigations were conducted on Sawyer from 1984 to the mid-2000s which identified widespread contamination including PAHs, VOCs, petroleum, and metals such as arsenic, lead, and chromium, a result of historic military operations. Some of the releases were from degreasers, solvents, paint strippers, and jet fuels. Solvent and petroleum spill sites, above ground and underground storage tanks, and fire training areas all required cleanup. The four landfills present on the base also contained solid wastes that needed to be addressed. The Air Force has made strides toward cleaning up or controlling these areas of contamination and capping remaining landfills. Many of the cleanup remedies will require long-term monitoring and evaluation. Due to the military history, all of these properties will require environmental assessments to understand the risks and continuing obligations (Due Care) prior to reuse. Additionally, the impoverished residents living in the area contend with vacant, blighted buildings and properties, depressing property values and exposing their children to mold, peeling lead-based paint, asbestos, and other hazards. The expanse and severity of the Brownfields in the low income, young, target community poses a **disproportionate impact** to these residents. Data indicate a linkage between the presence of Brownfield properties, race, income levels, health and welfare. The **cumulative and concentrated effects** of decades of military and industrial operations associated with the former K.I. Sawyer Air Force Base, in conjunction with a now isolated community lacking jobs, grocery stores, gas stations, and limited public transportation make it very difficult to create a **livable community**. In the summer of 2012, members of the Sawyer Community Alliance met with representatives from the Agency for Toxic Substances and Disease Registry (ATSDR) to initiate the Action Model to understand area conditions and develop a vision for successful outcomes for their community. Efforts to continue this process will occur in the future.

Example Contaminated Sites in Sawyer Target Area

Known Sites of Contamination ¹	Contaminants ¹	Health Effects ²
Sawyer Target Area		
Sawyer International Airport	BTEX, Mn, Naphthalene, TCE, VC, Iron	Skin conditions, heart, nervous system, liver damage, immune system, VC and B-known carcinogen
Sawyer Shoppette	Xylenes	Developmental, liver damage, nervous system, Renal
K.I. Sawyer AFB – Material Drying Beds	BTEX, Pb, PCBs	Nerve, kidney, liver damage, skin conditions, reproductive
K.I. Sawyer AFB – Firing Range	Pb	Heart, developmental, digestive, nerves, kidney, reproductive

Sources: ¹MDEQ Part 201 List; ²ATSDR – Toxic Substances Portal.

Communities, such as the **City of Ishpeming Target Area**, experience several public health and safety risks associated with mine-scarred lands, including: abandoned and fenced surface mines, expansive tailing and waste rock piles, caving areas associated with subsurface mines, and deteriorating support structures, resulting in unstable and unsafe conditions. For example, underground mines were historically supported by timber and rock. When a mine closes, maintenance operations cease and support structures weaken and deteriorate, which leads to potential cave-ins and falling hazards. Certain residential areas are threatened by these conditions. Further, numerous waste rock and tailing piles that remain from former mining operations potentially expose residents to heavy metals. These conditions are unsafe, and

especially hazardous to children, who can easily wander into these uncontrolled mine shafts and mine entrances.

For instance, MDEQ conducted a Brownfield Assessment of the Brownstone Property in the City of Ishpeming which found VOCs (benzene, toluene and xylene, etc.) and the metals arsenic, cobalt, iron, lead, magnesium and vanadium above applicable cleanup criteria (BRAR for Brownstone Property, June 22, 2010). This was the operations area associated with the over 750-acre Hematite Heights mine-scarred lands acquired by the Cities. These contaminants pose a threat to the surrounding population, including exposure concerns associated with direct contact, particulate migration, ambient air, stormwater run-off, surface water contact and groundwater consumption. Areas on the property have been designated as potential caving areas, which may limit future development and use.

Sensitive Populations	Children <18 year of age	Elderly >65 years of age	Low-income Population Living Below Poverty Line	% Minority
Ishpeming Target Area	21.7% ¹	17% ¹	10.8% ²	4.0% ¹

Sources: ¹U.S. Census Bureau, 2010; ²2006-2010 American Community Survey.

Example Contaminated Sites in Ishpeming Target Area

Known Sites of Contamination ¹	Contaminants ¹	Health Effects ²
Ishpeming Target Area		
Deer Lake AOC – Partridge Creek/New York Pit Mine	Mercury, Hg	Developmental, Digestive, Neurological, Kidney
Brownstone Property (11 acres)	BTEX, TMBs, arsenic, cobalt, iron, lead, mag. vanadium	Skin, Nerve, liver damage, respiratory, heart, kidney,
J and L Cleaners – 1 st Street	BTEX, PNAs, metals	Skin, Nerve, kidney, liver damage
Peninsula Bank	BTEX	Skin, Nerve
Tilden Mine – Multiple petroleum sites (4), multiple hazardous substances sites (2)	BTEX, PCE, TCE	Skin, Nerve, respiratory, developmental,

Sources: ¹MDEQ Part 201 List; ²ATSDR – Toxic Substances Portal.

The **City of Ishpeming Target Area** has a large **sensitive, elderly population**, and according to the Agency for Toxic Substances and Disease Registry (ATSDR), older adults are more sensitive to contamination due to a weaker immune system, more sensitive lungs and poor nutrition (ATSDR.cdc.gov). This **sensitive** aging population is disproportionately affected due to the risks associated with contaminants that remain on properties associated with mine-scarred lands. Additionally, the **under 18 demographic** is typically prone to adventuring and could easily expose themselves to former mining operational areas, physical hazards associated with abandoned mine shafts and pits, and the potential contamination in soil, surface water and groundwater, which at this age can cause developmental problems.

Conducting **area-wide planning** in communities affected by these abandoned mines and operational areas will be the first step to understanding and eliminating these risks to create healthier and safer communities, while preparing the areas for potential development. Although the boom times of iron-ore mining are long gone, iron ore and other mineral mining continues in the target area (Tilden Mine) and throughout the County. This represents an interesting dilemma wherein a community must address their past environmental issues knowing that their future environmental issues may be the same. However, there is a **cumulative effect on the sensitive populations** in that they are dealing with legacy and current environmental issues including elimination of wildlife habitat, contaminated stormwater run-off, dust, rail and truck traffic associated with current mining operations. The target community of Ishpeming is **disproportionately impacted** because of its mining history and current nearby mining operations.

The impacted properties discourage investment in neighboring properties, resulting in a cascading negative effect on the valuation of property in the **targeted areas**. Such situations lead to the creation of blighted neighbor-

hoods, higher crime rates, and increased health risks. Leveraging investment in brownfield properties, including properties in the **target areas**, restores property value and creates jobs.

b. Financial Need

i) Economic impact of brownfields on targeted community: Economists refer to the slowdown of the American economy from 2007 to 2009 as the Great Recession (mlive.com). Although economists have declared the recession over, citizens still feel the effects, especially in Michigan. According to data collected from Census interviews in 2010, Michigan residents earn less money, work fewer hours, and are more likely to be raising children in poverty than before 2006. From before the recession to 2010, Michigan's median household income decreased by 11% (*U.S. Census Bureau, 2010*). Marquette County community experienced economic challenges long before this. Sawyer and the mining industry significantly contributed to the success of the Marquette County community, and when the mining industry declined in the mid-20th century and Sawyer subsequently closed in 1995, the economic impact on the community and its residents was devastating.

Sawyer's closure eliminated approximately \$100 million in annual economic impact and close to 800 civilian jobs in Marquette County. Since the U.S. Government closed the former AFB in 1995, it has undergone a transformation to a high-tech, clean-tech, aviation and commercial center, with over 800,000 square feet leased, and an additional 750,000 square feet of building space available for development. However, these vacant buildings are deteriorating and contain mold, lead-based paint and asbestos which in some buildings have become an exposure concern since being damaged by vandalism. There is approximately 1,000 acres of land available for new construction, much of which is impacted by old landfills and extensive groundwater contamination. These Assessment Grant funds will be a vital resource to continue Sawyer's revitalization by assisting parties interested in acquiring sites, removing underground storage tanks, and conducting hazardous building materials surveys.

When Sawyer was operational, military personnel lived on base. When it closed, its brownfield status lowered the taxable value and the residential neighborhoods became affordable housing for low-income civilians. Sawyer now has a population of 2,624 (*U.S. Census, 2010*). Its unemployment rate is 26.1% and median household income is \$29,202 (*American Community Survey 2006-2010*), significantly lower than the State's median household income (\$48,432, *American Community Survey 2006-2010*). According to the 2010 U.S. Census, 79.2% of the population at Sawyer resides in renter-occupied housing. The K.I. Sawyer Elementary School is located at Sawyer. During the 2010-2011 school year, 261 students out of the total 332 students, or 78.6%, were free lunch eligible (*nces.ed.gov*). The **people of Sawyer** need help; they need a grocery store, gas station, community center, recreational areas, a plan for their community and jobs. The grant funds are one tool that can aid progress by assessing brownfield sites in their community so that they can be redeveloped to offer basic services, making this community more **livable** and less isolated. Development projects will result in local **job creation** and secondary economic benefits (e.g., construction jobs, expenditures on suppliers), benefitting the low-income population residing in the target area.

Many other communities in Marquette County relied almost solely on the iron ore mining industry to sustain its economy and employ its residents. Once the mines closed, former mine workers had few employment options. Republic Township, population 1,177 (*bestplaces.net, 2010*), is one such locale. Its current unemployment rate is 9.6% and its median income is \$28,947 (*American Community Survey, 2006-2010*). Additionally, 44% of the City of Ishpeming's area is designated as mining lands; since no mines are currently in operation in Ishpeming's downtown, these lands need to be repurposed. They are currently of no economic benefit to the community. Due to known and unknown environmental hazards, redevelopment is inhibited and **depresses the surrounding community**. The City desperately needs assistance with **planning future** use of these lands. For example, in order to improve traffic flow and access between two major thoroughfares a road is being constructed across the former mine lands. Buried foundations and several areas of undesirable material were discovered during construction. This new road may bring new interest and potential opportunities for businesses and development; however, planning with the Cities of Negaunee and Ishpeming and environmental assessments will be necessary to understand the potential issues that remain in these areas.

The uses of these grant funds will provide an opportunity to **create greatly needed jobs** and improve the economic well-being of residents. Assessment Grant funds expedite risk assessment, preparation for cleanup and ultimately leveraging actual cleanup funds or tax increment to remediate a brownfield site. Additionally, the MCBRA's brownfield program helps potential entrepreneurs and developers understand the benefits of redeveloping sites that have **existing infrastructure** and workforces.

Target Site Demographic Information					
	Sawyer	Ishpeming	Marquette County	Michigan	National
Population	2,624 ¹	6,470 ¹	67,077 ¹	9,883,640 ¹	308,745,538 ¹
Unemployment	26.1% ²	6.3% ²	7.9% ³	9.3% ³	7.8% ³
Poverty Rate	30.4% ²	10.8% ²	14.0% ¹	16.1% ¹	14.3% ¹
Percent minority	14.9% ¹	4% ¹	7.2% ¹	~ 24% ¹	26.7% ¹
Median Household Income	\$29,202 ²	39,065 ²	\$45,130 ²	\$48,432 ²	\$51,914 ²

Sources: ¹U.S. Census Bureau, 2010; ²American Community Survey, 2006-2010; ³Michigan Department of Technology, Management, & Budget (milmi.org), 2011; ⁴Kids Count Data Center

ii) Financial condition and need for additional funding: In these difficult economic times, many projects cannot start due to the lack of upfront capital. Much of Michigan's Brownfield Redevelopment program relies upon tax increment financing to pay for environmental assessment, remediation costs and other eligible activities. These programs reimburse non-liable developers from the tax increment created by the development. While these programs are valuable, they do not provide advance funds to fund assessment and cleanup activities. Since brownfields by nature typically lack collateral value, it is difficult to secure adequate financing for development projects, further depleting developers' cash reserves for assessment and/or cleanup. If the developer is a small community looking to acquire or assess property that could benefit their residents, they definitely do not have the financial resources to better understand their brownfield sites.

The State of Michigan has severely minimized the incentives it once provided, and is running out of funds to assess and cleanup sites. The State was supporting brownfield redevelopment through the 1998 Clean Michigan Initiative Bond Fund, now almost completely expended. Efforts to initiate a new bond program in Michigan failed due to the State's economy. Governor Snyder also eliminated Brownfield Redevelopment Tax Credits, and replaced them with a program that provides only one-fifth of the former incentive. These limited State resources are being targeted at Michigan's larger cities. Without assistance from the State of Michigan, the MCBRA will need assistance from EPA's Brownfield Program. With Michigan's suffering economy and the State's dwindling funds, the County is relying on private investment to redevelop distressed properties, and it is necessary to offer every available incentive to spark interest.

2. Project Description and Feasibility of Success

a. Project Description: Marquette County, is requesting through this application to receive a **\$200,000, Community-wide Petroleum Assessment Grant** and a **\$200,000, Community-wide Hazardous Substances Assessment Grant**. If awarded, the County will implement and manage the Grants. Its staff includes the Project Director and County Treasurer, Anne Giroux, with support from the Resource Management Department. Ms. Giroux has managed several grants for the County; and has extensive experience with all aspects of grant implementation, funding, reporting, and compliance. Ms. Giroux is also the Director of the MCBRA, which will approve all grant-funded projects. The MCBRA Board consists of eight members representing various stakeholders in the County (i.e., County Economic Development Corporation, County Planning Commission, Economic/Property Developer, Local Government Representative, Real Estate, Engineering/Construction, County Treasurer, and County Commissioner). Currently, the economic developer on the Board is employed by Telkite and is intimately involved in the marketing of Sawyer. Additionally, if awarded, the MCBRA will develop relationships with private consulting firms to access technical expertise beyond that provided by the MDEQ and other agencies.

The County, through the MCBRA, will develop a **comprehensive inventory** of potential brownfield sites to better understand the environmental challenges. **The County has allocated budget** to create this inventory by integrating it with the County's GIS system. Data will be collected from State databases, local units of government, various community organizations, local businesses, and a qualified environmental consultant. The MCBRA will develop criteria to score a site for prioritization with consideration of community benefits and need, i.e., threat reduction, environmental issues and hazards, job creation, cultural or historical preservation, promotion of tourism or agriculture; marketability; availability of infrastructure; environmental conditions, i.e., level of remediation necessary, etc. This will streamline the brownfield program and strengthen brownfield redevelopment efforts in the community. Limited funds from the EPA Assessment Grant will be used to supplement this effort.

The Grants main emphasis will be for **Assessment Activities** including: Phase I Environmental Site Assessments (ESAs), Phase II ESAs, Baseline Environmental Assessments (BEAs) (liability protection documents), Due Care Planning and cleanup planning on eligible sites at the **Sawyer Target Area** and the **Ishpeming Target Area**.

Since the closure of the base, many of the remaining vacant buildings have issues of mold, lead based paint and asbestos contamination. Environmental investigations were conducted on **Sawyer** from 1984 to the mid-2000s, identifying extensive contamination including PAHs, VOCs, petroleum, and metals such as arsenic, lead, and chromium that were a result of historic military operations. The Air Force has made strides toward cleaning up or controlling these areas of contamination. However, due to this military/industrial history, any developer, whether it is private or a community will require environmental assessments to understand the risks and continuing obligations (Due Care) prior to reuse. In the **Target Area of Ishpeming**, similar concerns exist related to its mining history and the large scale impact, both environmental and physical, of these operations. Can we build a grocery store on this site; can we have a community center with possible child care on one of these sites, can we build a trail to encourage recreation and physical fitness? These questions can only be answered by conducting **All Appropriate Inquiry (AAI)** which could be funded with Assessment Grants. Assessing brownfield properties on Sawyer and Ishpeming will address public health concerns, reduce blight and potential risks, create a more livable community and attract investment and jobs for the disadvantaged community members living near these areas.

A portion of the grant funds will be used for the MCBRA's **community outreach program**. The MCBRA will engage community members in the **target areas**, such as the Sawyer Community Alliance which is comprised of Sawyer residents, and the business community through partnerships with the Gwinn-Sawyer Area Chamber of Commerce and Upper Michigan Green Aviation Coalition, whose mission is to promote economic development on Sawyer or the Greater Ishpeming-Negaunee Area Chamber of Commerce, to inform them of redevelopment opportunities on brownfield sites and the potential incentives available through the MCBRA. Activities will include lunch-and-learns, brownfield tours, presentations, development of fliers and informational pieces, websites, etc.

The MCBRA will also use EPA grant funds for **area-wide planning activities**. With support from the Marquette County Planning Department (MCPD), the MCBRA intends to conduct area-wide planning to help our **Target Areas** develop a plan for future use of brownfield sites in their communities. Both Target Communities have visions and ideas for their brownfield lands, but don't have the resources or expertise to develop implementable, comprehensive plans for future use. For instance, the Sawyer Community Alliance has held visioning sessions and meetings to discuss future opportunities, including locations for desperately needed retail and commercial enterprises; community gardens to supply local produce in this "food desert," soccer and baseball fields; trail access -- simple things we take for granted, yet make a community livable and productive. Ishpeming also has significant challenges with large scale mining properties which need planning assistance. The **City of Ishpeming** is trying to provide better access to a major thoroughfare that has isolated the City's downtown; yet it requires crossing mine-scarred lands which have created environmental and physical challenges. In August of 2011, representatives from the **TAB program** and **ATSDR** held community workshops in Marquette and Ishpeming regarding the tools and resources available to address brownfields in their communities. Marquette County recognizes the desperate need for **area-wide planning** and has agreed to fund 690 planning hours or approximately \$25,000 which will **leverage** the budgeted grant funds. The MCBRA will rely on the MCPD's experience and expertise to complete area-wide planning activities. For example, the MCPD can use its familiarity with communities and existing relationships to organize and facilitate planning events such as visioning sessions.

The MCBRA will supplement area-wide planning by engaging outside resources; for example, the EPA's **Technical Assistance to Brownfields (TAB) program**, which provides training and technical assistance to cities and other groups who are interested in redeveloping brownfields. The TAB program will be an educational resource and assist with visioning sessions. Additionally, the MCBRA will encourage communities to use the **Agency for Toxic Substances and Disease Registry's (ATSDR) Action Model** to facilitate addressing potential public health risks associated with brownfield sites. The Action Model "creates a framework to assess the impacts of redevelopment on public health, with a goal of achieving positive, sustainable improvements in overall community health." This will benefit the area-wide planning process by helping residents better understand the public health risks present in their community and provide a resource to improve these conditions. Recently at a Brownfield Workshop with the Michigan Association of Counties, the ATSDR Team used the Sawyer Target Area for an Action Model Case Example, which built upon an ATSDR visit in the summer of 2012, where participants developed ideas for the community using the Action Model. With the support from the MCBRA, MCPD, and other available resources and tools, these communities will develop a vision for the land and strategies for accomplishing this vision, which will identify the assessment and cleanup activities needed for future development.

b. Budget for EPA Funding and Leveraging other Resources

i) Hazardous Substances Grant Budget (\$200,000)							
Budget Categories	Task 1 Site Inventory and Prioritization	Task 2 Phase I ESAs	Task 3 Phase II ESAs and BEAs	Task 4 Brownfield Plans and Cleanup Planning	Task 5 Community Outreach, Programmatic Expenses & Travel	Task 6 Area-wide Planning	Total
Personnel	\$1,500				\$3,000	\$7,000	\$11,500
Fringe Benefits						\$3,000	\$3,000
Travel					\$2,000		\$2,000
Equipment							
Supplies					\$500		\$500
Contractual	\$1,500	\$25,000	\$115,000	\$25,000	\$8,500	\$8,000	\$183,000
Total	\$3,000	\$25,000	\$115,000	\$25,000	\$14,000	\$18,000	\$200,000
i) Petroleum Grant Budget (\$200,000)							
Personnel	\$1,500				\$3,000	\$7,000	\$11,500
Fringe Benefits						\$3,000	\$3,000
Travel					\$2,000		\$2,000
Equipment							
Supplies					\$500		\$500
Contractual	\$1,500	\$25,000	\$115,000	\$25,000	\$8,500	\$8,000	\$183,000
Total	\$3,000	\$25,000	\$115,000	\$25,000	\$14,000	\$18,000	\$200,000

Task 1: Site Inventory and Prioritization:

The MCBRA is allocating limited funds to develop a comprehensive inventory of potential brownfield sites to better understand and confirm the environmental challenges present in the community. This will be completed with the help of the State's databases, various neighborhood and community organizations, local businesses, and a qualified environmental consultant. Criteria will be developed to score a site for prioritization with consideration of community benefits and need, i.e., threat reduction, understanding of environmental issues and hazards, job creation, cultural or historical preservation, promotion of tourism or agriculture; marketability; availability of infrastructure; environmental conditions, i.e., level of remediation necessary, etc. The budget assumes \$3,000 for site inventory and prioritization activities for the Hazardous Substances Grant and \$3,000 for site inventory and prioritization activities for the Petroleum Grant. The County has allocated 690 hours of staff time to assist with the Site Inventory and Prioritization activities.

Task 2: Phase I Environmental Site Assessments:

Conduct Phase I ESAs following ASTM and All Appropriate Inquiry standards using a qualified environmental consultant. The budget estimates 10 Phase I ESAs at an average cost of \$2,500 for the Petroleum Assessment Grant and 10 Phase I ESAs at an average cost of \$2,500 for the Hazardous Substances Grant.

Task 3: Phase II Environmental Site Assessments and Baseline Environmental Assessments:

Conduct Phase II ESAs at identified brownfield sites following ASTM and All Appropriate Inquiry standards using a qualified environmental consultant. For selected sites with appropriate levels of contamination, BEAs for liability protection and Due Care Plans to address "continuing obligations" following MDEQ guidance as agreed in the Brownfield Memorandum of Understanding between EPA and the State of Michigan, will be completed using a qualified environmental consultant. This task will also include preparation of a Quality Assurance Project Plan (QAPP), Sampling and Analysis Plans and development of Health and Safety Plans. The budget assumes eight Phase II ESAs will be completed (including BEA and Due Care Plans) at an average cost of \$14,375 for the Petroleum Assessment Grant and eight Phase II ESAs at an average cost of \$14,375 for the Hazardous Substances Grant.

Task 4: Brownfield Plans and Cleanup Planning:

Prepare Brownfield Plans to utilize tax increment financing. These plans would be reviewed by the MCBRA, submitted to the local unit of government in which the project site is located for approval, and recommended for adoption by the Marquette County Board of Commissioners following a public hearing. Act 381 (Michigan Brownfield Redevelopment Financing Act) and Michigan Economic Growth Authority (MEGA) Work Plans (i.e., Cleanup/RAPs) may be prepared for review and approval by MDEQ and MEGA. Cleanup planning may encompass feasibility reviews and site control alternatives. The budget assumes five projects will require Brownfield Plans at \$4,000 each, two of which will also require an Act 381 Work Plan at a cost of \$2,500 each for the Petroleum Grant, and five projects will require Brownfield Plans at \$4,000 each, two (2) of which will also require an Act 381 Work Plan at a cost of \$2,500 each for the Hazardous Substances Grant.

Task 5: Community Outreach, Programmatic Expenses & Travel:

This task involves activities related to community outreach including:

- Preparing for, attending, and participating in public hearings, municipal meetings at townships, villages and cities within the County, MCBRA and Commission meetings.
- Reviewing Brownfield Plans, Work Plans and Report Recommendations.
- Planning and preparing materials for meetings.
- Creating and disseminating brochures about the Brownfield Grant.
- Educating and informing community groups, realtors, developers and interested parties about the Grant and the benefits of Brownfield Redevelopment.
- Conducting community Brownfield Open Houses.
- Register and travel to National Brownfield Conference and other pertinent educational and training events.

Please refer to the *Community-based organizations involved in your project* section (pg. 12) for details about the partners who will assist with community outreach and educational efforts related to this grant. The budget assumes \$14,000 for community outreach, programmatic, and travel expenses associated with the Petroleum Grant and \$14,000 for community outreach, programmatic, and travel expenses associated with the Hazardous Substances Grant.

Task 6: Area-wide Planning

Complete planning activities in communities impacted by brownfields to direct assessment, cleanup, and future redevelopment activities. These planning activities will be conducted by the Marquette County Planning Department with input from local leaders, community members, local businesses, local community organizations, and local Brownfield Redevelopment Authorities, if applicable, with support from the MCBRA, TAB, and the ATSDR. These activities will include:

- Initial planning to develop a vision and future use for brownfields (e.g., considering end uses for the properties, design charrettes, etc.)
- Developing a strategy to achieve this vision that will ensure successful assessment, cleanup, and potential redevelopment of brownfield properties
- Identifying next steps and resources needed (e.g., environmental assessments, cleanup, institutional controls, etc.)

The budget assumes \$18,000 to complete area-wide planning activities for the Petroleum Grant and \$18,000 for area-wide planning activities for the Hazardous Substances Grant. Due to the importance of the area-wide planning efforts, Marquette County has budgeted for 690 planning hours or \$25,000 to leverage the EPA grant funds.

ii) Tracking and Measuring Progress: The MCBRA believes brownfield redevelopment is an effective tool to “re-make” a community into one that is vibrant, clean and prosperous. Understanding the **outputs** from implementation of the program demonstrates to stakeholders that it is making a difference in the community. The MCBRA understands the more Phase I and II ESAs conducted, the greater opportunity for successful redevelopment resulting in **outcomes** including the revitalization of environmentally distressed areas throughout Marquette County, while supporting job creation, tax base enhancement and elimination of contamination posing risk to nearby residents. The MCBRA will constantly **monitor** these results, so that this program continues to grow and become stronger. The MCBRA intends to **track** this information on the County’s website, making available the various successes afforded by the brownfield program to the general public. Additionally, progress will be **reported** to the EPA through quarterly progress reports and ACRES reporting. Additionally, as the MCBRA implements Brownfield Plans, it will **track** the amount of potential tax increment captured and available for future sites.

iii) Leveraging additional funding: Across the board, funding resources are very limited in Michigan. Fortunately, Michigan’s Brownfield Laws allow the MCBRA to develop Brownfield Plans for eligible project sites. These Plans will capture future tax increment from new investment on the property to pay for eligible activities, such as Phase I/II ESAs, BEAs, Due Care Plans, Demolition, soil and groundwater cleanup, and lead and asbestos abatement. For

instance, a developer may approach the MCBRA to use EPA Grant funds to conduct the Phase I and II ESAs, a BEA and perhaps some Due Care Planning. The developer would incur additional expenses such as soil removal and disposal and demolition with the understanding that he or she would be reimbursed as the tax increment from the new development is collected. Finally, the MCBRA can use the **tax increment capture** from the project to repay and **leverage** the EPA Grant funds that were invested in the project, and once the developer is fully reimbursed, the MCBRA can capture another five years.

This fund, the Local Site Remediation Revolving Fund (LSRRF), is locally controlled and can only be used for eligible activities on other brownfield sites. Thus, the grant monies would act as seed money to leverage future brownfield redevelopment activities. The MCBRA has adopted and successfully implemented two Brownfield Plans to capture tax increment (\$5,000 for the first two years), reimburse a developer and fund the LSRRF. If funds become available in the LSRRF during the life of the Grant, the MCBRA will use them to finance cleanup and other related activities to complement the Assessment Grant. Based on the MCBRA's two current projects, the MCBRA anticipates completing five Brownfield Plans during the course of the grant, and assuming they generate a minimum of \$5,000 over two years, the five projects would generate an additional \$25,000 in available funds dedicated to future brownfield projects. Since it is typical to extend these plans further than two years (up to 30 years); in five years the plans would generate **over \$50,000 of leveraged funds**. It is the MCBRA's goal to create a sustainable program, therefore with these Assessment Grant funds, the MCBRA will encourage Brownfield Plans, when applicable, to support this goal.

The County has allocated 690 planning hours or **\$25,000** (refer to attached letter) for staff to assist with the site inventories, community outreach and area-wide planning associated with brownfield sites. Also, the Marquette County Land Bank will be applying for a 2012 Michigan Blight Elimination Program grant listing the target community of Sawyer as a primary location for site assessment and blight removal. The requested funding is **\$500,000**. Finally, as previously mentioned the County will be receiving **\$137,500** related to the CDBG Allocation of Housing Resource Funds for the demolition of blighted buildings and providing housing improvements as part of a Place-based Target Strategy to enhance livability and a sense of place in the target communities of Sawyer and Ishpeming (refer to attached grant letter).

c. Programmatic Capability and Past Performance

i) Programmatic Capability: If awarded, the County will be ultimately responsible for the implementation and management of the Hazardous Substances and Petroleum Assessment Grant. Its staff includes Project Director and County Treasurer Anne Giroux, with support from the Resource Management Department. In order to provide continuous project leadership if staff changes occur, Ms. Dotty Lewis, Community Development Coordinator for Marquette County would continue the program. Ms. Lewis has been intimately involved with related projects throughout the County and is familiar with the Brownfield Program as well as managing grants. Ms. Giroux has managed several grants for the County; and has extensive experience with grant implementation, funding, reporting and compliance. Ms. Giroux is also the Director of the County's Brownfield Redevelopment Authority (MCBRA) which will approve projects and will undertake the grant-funded tasks. The MCBRA Board is made up of eight (8) members representing various County stakeholders. The MCBRA plans to create policies, applications, guidance, informational pieces, etc. This organizational effort is intended to streamline the process for redeveloping brownfield sites, while maximizing the benefit to the local community. Additionally an approved consultant will be selected through a competitive qualifications process to assist with site prioritization efforts, completion of Phase I/II ESAs, BEAs, Brownfield Plans, Cleanup Planning, Community Outreach, and Area-Wide Planning.

ii) Adverse Audits: The County has never had adverse audit findings.

iii) Past Performance: Marquette County has never received a U.S. EPA Brownfield Assessment Grant. However, Ms. Anne Giroux, County Treasurer and Treasurer for the MCBRA, has extensive experience managing several grants awarded to the County that totaled over \$71 million from various agencies including the Office of Economic Adjustment, Economic Development Administration, U.S. Department of Agriculture- Rural Development Loan Program, and Community Development Block Grants. Some highlights of these accomplishments include:

U.S. Department of Agriculture (USDA) Revolving Loan Fund (2000-present)

Marquette County received a \$1,000,000 Revolving Loan Fund (RLF) from the USDA to assist businesses locating at Sawyer. To date 18 loans have been made totaling over \$2.7 million, assisting businesses with inventory, equipment, and working capital needs.

Community Development Block Grants (2000-2005)

Marquette County received several Community Development Block Grants (CDBG) totaling over \$4 million that assisted businesses at Sawyer with building renovations and infrastructure needs. As a result, three buildings were significantly improved, along with road improvements.

U.S. Economic Development Administration Grant (2000-2005)

Marquette County received four separate grants from the U.S. Economic Development Administration totaling \$10,601,600, funding airport improvements including bridge deck and new terminal building construction, infrastructure improvements, and renovations at multiple surrounding buildings. The improvements increased airport service levels and greatly improved the marketability of the buildings.

For all of the above noted grants, the projects were successfully implemented and managed. All grant requirements including reporting requirements and other compliance related activities were met.

3. Community Engagement and Partnerships

a. Plan for involving the community: It will be critical to engage Sawyer residents and businesses to ensure decisions being considered by the MCBRA address the concerns of the **target community**. They will likely know which sites will most benefit the community and which represent the greatest barrier to redevelopment. The MCBRA will engage community members in the **target area** through the Sawyer Community Alliance, which is comprised of residents living on Sawyer. The **target area** business community will also be informed of brownfield site redevelopment opportunities and potential incentives available through the MCBRA. This will be accomplished through partnerships with the Gwinn-Sawyer Area Chamber of Commerce and Upper Michigan Green Aviation Coalition, whose mission is to promote economic development on Sawyer.

The MCBRA plans to engage local leaders, residents, community organizations, local businesses, and local Brownfield Redevelopment Authorities, if applicable, in area-wide planning activities in their respective communities, accomplishing this through existing relationships and support from partners. The MCBRA will rely on the MCPD's experience and expertise to complete area-wide planning activities. The MCPD previously engaged community members to inventory mine-scarred lands, and can use its familiarity with communities and existing relationships to facilitate planning events such as visioning sessions. Local businesses will be engaged in the City of Ishpeming and City of Negaunee through the MCBRA's partnership with the Greater Ishpeming-Negaunee Area Chamber of Commerce. The MCBRA Board members have relationships with other local Brownfield Redevelopment Authorities including the City of Ishpeming, the City of Negaunee, and Republic Township.

As part of the outreach program, meetings (either in person or by telephone) with supporting communities, grant partners, etc., will discuss the grants and provide an opportunity to learn more about brownfield challenges and opportunities. For example, MCBRA presentations informed the Marquette County Township Association, the Lake Superior Community Partnership, and Ishpeming Kiwanis Club of its brownfield program and the benefits to the community. If awarded, educational materials will be developed about the Assessment Grant and MCBRA's brownfield program to continue these efforts.

The MCBRA Board was selected to represent various groups within the County which allows it to engage a larger County-wide community. These individuals will assist the MCBRA with insuring that their various constituencies, as well as others, are aware of the presence of brownfield sites, and the tools and resources available to redevelop and cleanup these sites. Additionally, the MCBRA meets monthly to review and approve projects, solicit public comment and plan for future activities. Thus, there is a standing opportunity for public input into site selection, cleanup decisions, and reuse planning.

The MCBRA will continue to publicize the program and its successes through local newspapers, TV, newsletters, websites, and other means, and envisions efforts to educate the business community about the program and its benefits through presentations, news articles, attendance at community events, etc.

b. Partnerships with local/state/tribal environmental and health agencies: This proposal is requesting funds to complete Phase I and II ESAs, BEAs and Brownfield Plans/Cleanup Planning. All of these activities will meet the requirements of the Michigan Brownfield Redevelopment Financing Act and the Michigan Natural Resources and Environmental Protection Act. This will involve review and approval of BEAs and Due Care plans by the MDEQ so that they meet regulatory requirements in identifying all potential exposure pathways to insure that all future users are not exposed, and that measures are taken not to exacerbate contamination. Additionally, one of the actions a new owner may take is to place natural resource use restrictions on the property which are attached to the property deed and noticed to the local unit of government. If any of these activities occur through a Brownfield Plan, it will require review and approval from the local unit of government, the MCBRA and the County

Commission upon completion of a public hearing. If school taxes will be captured through a Brownfield Plan it will also be necessary for MDEQ/MEGA (demolition) to review and approve the plan.

Since the MDEQ and the Marquette County Health Department (MCHD) in many situations have access to significant data about community sites, the MCBRA intends to solicit input from the MDEQ and MCHD to obtain relevant information that may benefit the brownfield program. Additionally, by strengthening this relationship, the MDEQ may be able to advise the MCBRA of additional funding opportunities that may assist with eligible activities beyond the EPA Assessment Grants. It should be noted that the MDEQ Upper Peninsula Regional Office is located at Sawyer and will be readily available to assist with projects at Sawyer.

The MCBRA plans to work closely with the MCHD, informing it of risks to human health and the environment associated with brownfields. In turn, the MCHD will be able to communicate these potential threats to the community. If immediate threats are found to exist, the MCHD can assist with sampling water supply wells and surface water bodies. This allows for alternate clean water supplies and reduction in exposure to contaminants.

The MCBRA also has a strong relationship with the Marquette County Planning Department (MCPD), a vital resource to the success of area-wide planning in communities impacted by mine-scarred lands. The MCPD previously engaged community members to initiate an inventory of mine-scarred lands in the community. The MCBRA will rely on this background and knowledge to aid its area-wide planning efforts.

In addition, the MCBRA plans to work with the recently formed Marquette County Land Bank (Land Bank) to address blight in the community. Ms. Anne Giroux, County Treasurer is the County Land Bank's Chairperson. The Land Bank was formed in 2009. The Land Bank has successfully acquired 44 properties since 2009, demolished, rehabbed, disposed of and/or retained tax-reverted properties and others to return them to productive use in a rapid manner. In fact, it was awarded the "Rural Land Bank of the Year" award in 2011 by the Center for Community Progress. MCBRA, through the Land Bank, can also leverage many of the brownfield tax increment tools to further enhance site incentives including site preparation activities, installation of infrastructure and other benefits. As Michigan law allows, these activities are eligible for reimbursement using tax increment for all Land Bank owned property. Further, Land Banks can "cross-collateralize" tax increment from a bundle of properties, providing additional financial resources for the most disadvantaged properties.

The MCBRA intends to partner with Northern Michigan University (NMU) and its Continuing Education and Workforce Development Program, which offers regional skills alliances and workforce development and training opportunities. As sites are assessed through the grant activities, NMU can offer displaced or unemployed workers Mining Safety and Health Administration and 40 Hour HAZWOPER training, providing employment opportunities on brownfield sites in their communities during environmental response activities or mining/earth-moving operations associated with reclamation.

The MCBRA will also be working with the Sault Ste. Marie Tribe of Chippewa Indians who is an owner of both residential and commercial real estate at Sawyer.

c. Community based organizations involved in your project: The County, through its MCBRA, is excited about the **community-based organizations** that have expressed a willingness to partner on this project. The selected organizations represent the various stakeholders that may be affected by brownfield sites in communities and/or have resources to assist with strengthening the brownfield program. Ultimately, it is the County and the MCBRA's goal to have addressed and reused all brownfield sites in the County and prevent creation of brownfields in the future. This can only be done through a collaborative effort, which engages all affected populations. To that end, the following organizations have graciously accepted the MCBRA's call to action and will play an affirmative role in continuing the MCBRA's brownfield program, including the implementation of the EPA Assessment Grants. Support for the County and the MCBRA's brownfield program has been obtained from the following organizations:

Community Action Agency (AMCAB)

AMCAB is a local Community Action Agency that will aid community involvement and outreach efforts to the low-income populations in the community.

Central Upper Peninsula Planning and Development Regional Commission (CUPPAD)

CUPPAD is one of 14 regional planning commissions in the State of Michigan. It will support the MCBRA's outreach efforts to local units of government to inform them of the potential benefits and incentives available through the MCBRA, which will ultimately assist with identifying potential brownfields.

Upper Michigan Green Aviation Coalition (UMGAC)

The UMGAC is an organization dedicated to economic development on Sawyer. Therefore, it will support the MCBRA's brownfield program by actively marketing brownfield properties on Sawyer when ready for redevelopment and informing its members about potential incentives available through the MCBRA.

Gwinn-Sawyer Area Chamber of Commerce

The Gwinn-Sawyer Area Chamber of Commerce will support the MCBRA's brownfield program, informing its members about existing brownfield sites in the community and the potential benefits and incentives available through the MCBRA, especially as it relates to Sawyer.

Marquette County Habitat for Humanity (MCHH)

The MCHH will provide education and technical support related to **sustainable re-use** and recycling of building materials. Additionally, if a structure is demolished, there may be an opportunity for the MCHH to receive fixtures, building parts, etc. that could be donated to the ReStore for resale and reuse.

Iron Ore Heritage Trail Network

The Iron Ore Heritage Trail Network will support the MCBRA's community outreach efforts. In turn, the MCBRA will assist efforts to construct the 48-mile trail across the County through aiding acquisition of properties along the trail.

Greater Ishpeming-Negaunee Area Chamber of Commerce

The Greater Ishpeming-Negaunee Area Chamber of Commerce will support the MCBRA's brownfield program by informing its members about existing brownfield sites in the community and the potential benefits and incentives available through the MCBRA.

Lake Superior Community Partnership (LSCP)

The LSCP is a regional economic development organization will support the MCBRA's brownfield program by informing its members about existing brownfield sites and the incentives available through the MCBRA.

Michigan Works! The Job Force Board/Six County Employment Alliance (Michigan Works!)

Michigan Works! will partner with the MCBRA to provide communication to the business community to promote redevelopment activities and identify potential brownfield conditions at businesses that may be inhibited from expansion and job growth due to those conditions.

Michigan State University Extension (MSUE)

MSUE will partner with the MCBRA to provide a venue to educate community members about brownfield sites and what is being done to address them.

Northern Initiatives

Northern Initiatives is a non-profit community development corporation that will partner with the MCBRA to inform its clients about brownfield sites ready for redevelopment and the potential benefits and incentives available through the MCBRA.

Superior Watershed Partnership (SWP)

The SWP is a leader in providing education, research and conservation to the community. It will assist the MCBRA by offering technical and educational support related to **ecological** components throughout the brownfield redevelopment process. It will also assist in creating educational materials, hosting educational events and other educational programs to support the MCBRA's brownfield program.

Northern Michigan University

As sites are assessed through the grant activities, NMU can offer displaced or unemployed workers with 40 Hour HAZWOPER training and MSHA (Mining Safety and Health Administration) training, which may provide employment opportunities on brownfield sites in their communities during environmental response activities or mining/earth moving operations associated with reclamation activities.

Six County Employment Alliance (SCEA)

The SCEA will collaborate with workforce, education and economic development partners through the MCBRA to create and save jobs by aligning businesses with brownfield sites.

4. Project Benefits

a. **Welfare and public health:** Marquette County has recognized through its **Place-based Targeting Strategy** that the two target areas of **Sawyer and Ishpeming** need focused resources to improve their **livability and "quality of place"**. As an Air Force Base, Sawyer was a self-sufficient, bustling community with jobs, a hospital, gas station, grocery store, retail, community center, library, infrastructure, etc. The base closed and left an infrastructure that was unsustainable, with numerous brownfield sites. This community is now home to a low-income population that is an **isolated, food-desert** without the basic necessities required to **live equitably**. The EPA Assessment Grant can be used to conduct Phase I and II ESAs on vacant properties; excess, vandalized, vacant housing can be assessed for mold, lead and asbestos prior to demolition; area-wide planning activities will provide residents the expertise to plan

sustainable and equitable development, leaving a cleaner, healthier area to live. The residents have a vision for their community, yet it needs a basis in reality, i.e., are the lands suitable and in a condition for a planned use. They may not be able to afford a new gym facility, but they may be able to construct a trail system for running, biking, and cross-country skiing, which will contribute to a healthier community. They have constructed a Community Garden and look to expand it, offering fresh produce which has been unavailable since the base closed. The Grant funds will be used to support these efforts and leverage other funding previously mentioned that is targeted for this community.

In the target area of Ishpeming, communities experience health, and environmental and safety risks associated with mines and abandoned and contaminated operational areas that once supported the mining industry. These include: abandoned and fenced surface mines, tailing and waste rock piles, contaminated storm water, fish consumption restrictions, caving areas associated with subsurface mines, and deteriorating support structures. These elements lead to unstable and unsafe conditions for community members, especially children, who can easily wander into uncontrolled mine shafts, tailing piles, mine entrances, streams, etc. In order to address potential public health risks associated with mine-scarred lands, the MCBRA will encourage the use of the **Agency for Toxic Substances and Disease Registry's (ATSDR) Action Model**. The Action Model "creates a framework to assess the impacts of redevelopment on public health, with a goal of achieving positive, sustainable improvements in overall community health." The MCBRA believes this would greatly benefit the **area-wide planning process** by helping residents evaluate the health risks present in their community and provide a resource to improve these conditions. This allows residents to not be held hostage by brownfield conditions; fearful of the unknowns that may prevent them from redeveloping and re-using lands that once provided a robust economy. Assessment Grant funds will allow Ishpeming to expand their trail system in safe areas; assess the former mining operational areas and leverage their ability to pursue cleanup funds and offer useable land for new businesses that offer jobs for their residents **integrating livability and equitable development principles**. The **outcome** of this effort is to re-use properties allowing new development and use **without displacing the long-time residents** in this historic community.

Assessment Grant funds will strengthen the MCBRA's ability to address contaminated sites to reduce public health and safety risks and allow existing outreach efforts to broaden, providing greater public knowledge and awareness of potential contamination issues. The MCBRA envisions working with its community partners to identify, prioritize and assess brownfield sites with the greatest potential for exposing individuals to hazardous substances. Typically, through redevelopment, exposures to contaminants are effectively controlled through a combination of limited cleanup (removal) actions, placement of impervious surfaces and other engineering controls, institutional controls, and site improvements that limit exposure (e.g., clean fill landscaping to prevent direct contact exposures, ventilation systems to limit vapor intrusion to indoor air, etc.). These actions require compliance with various State and Federal requirements (Michigan's Part 201 Due Care rules, Reasonable Steps requirements, etc.) and can be documented in a number of ways including cleanup plans, due care plans, site plan review documents, and restrictive covenants. Additionally, the MCBRA can secure additional technical staff to inspect cleanup actions to ensure neighborhoods are not affected negatively.

b. Economic benefits and/or Green space

i) Economic benefits: The MCBRA has seen the tangible economic benefits resulting from brownfield redevelopment. Since Sawyer closed in 1995, the County and a private development company, Telkite Enterprises LLC, have worked to transform it into a high-tech, clean-tech, aviation and commercial center. Great strides have been made to accomplish this vision by relocating the County Airport and establishing the Telkite Technology Park. By targeting properties on Sawyer, the MCBRA will provide opportunities to expand existing businesses or create new ones. Development projects will result in local job creation and secondary economic benefits (e.g., construction jobs, expenditures on suppliers). The **Sawyer target area** needs the basic retail services that create a **livable community**.

In the Ishpeming Target Area, brownfield legacies remain from the mining boom of decades past. Issues include caving lands, mine superstructures remaining in the downtown, contaminated storm water, large operational sites that supported the mines; closed gas stations, and vacant, dilapidated buildings that once supported the large work force. Acquiring 400 acres (700 acres with Negaunee) of former mine- lands has allowed Ishpeming to place the Iron Ore Heritage Trail on a portion of this property, providing safe access for its residents, yet this involved a small area and others need to be assessed to encourage redevelopment and re-use, bringing jobs, tax base and opportunity for its residents, allowing for **equitable and sustainable development**.

Additionally, the MCBRA intends to capture the improved taxable value from reinvestment on a property for up to five years after the developer's or County's (grant dollars) eligible activities under a Brownfield Plan have been paid

and place it in a Local Site Remediation Revolving Fund. This sustainable use of leveraged investment benefits the community for years to come.

ii) Other non-economic benefits: The MCBRA will encourage brownfield projects that preserve or create green space. Marquette County has an abundance of open space and natural resources, ideal for outdoor recreation and tourism. Tourism accounts for a \$75 million impact on the economy annually, which is one reason the MCBRA is so dedicated to preserving and restoring the community's natural resources. One way the MCBRA will demonstrate this commitment is through the support of the Iron Ore Heritage Trail Network, whose mission is to construct a 48-mile, multi-use, year-round trail that runs from Republic Township to Chocoday Township. The trail will promote tourism, encourage investment in the surrounding community, and provide safe alternative transportation, thereby, creating a healthier community. A portion of the trail has been constructed; however, the Iron Ore Heritage Trail Network does not currently own all the land proposed for the trail. The MCBRA will support its efforts by aiding acquisition of properties through the completion of environmental site assessments to evaluate and manage potential environmental risks at sites.

c. Environmental benefits from Infrastructure Reuse/Sustainable Reuse: Using Assessment Grant funds to assess brownfield sites will provide financial assistance to interested parties, encouraging them to consider brownfields, which will alleviate the pressures on green space. Often brownfield sites have the existing infrastructure to support new development, but remain underutilized. For example, there are currently 750,000 square-feet of vacant building space available on Sawyer. Future development could take advantage of these structures' existing infrastructure. By supporting these projects, the MCBRA will encourage redevelopment of sites in disadvantaged areas such as the **target areas**, bringing growth through new investment and jobs, eliminating the blight and potential contamination typically associated with such sites.

The MCBRA will support the use of renewable energy technologies through the redevelopment of Sawyer. Part of the Master Plan for Sawyer includes implementing clean-technology and alternative energy. To achieve this objective, the County and Telkite are working with a private energy consulting company to implement an alternative energy plan to provide clean energy to the Sawyer International Airport and businesses in the Telkite Technology Park, including the construction of a cogeneration plant fueled by biomass to create steam to run turbines, supplemented by wind and solar power, providing clean, affordable energy to its tenants and encouraging additional investment on Sawyer.

The MCBRA will also promote infrastructure and sustainable reuse with the support of community partners, including the Marquette County Habitat for Humanity (MCHH), to educate and assist developers with deconstructing buildings during demolition or renovation. This effort will allow still useful fixtures, building materials and other materials to be reused either on site or at other locations, or through the MCHH's ReStore retail outlet. Thus, revenue can be generated to support building new homes for those otherwise unable to afford one, and provides low-cost building materials to homeowners who need to make repairs and improvements.

Additionally, grant dollars will be used to complete activities under the State of Michigan's Brownfield Programs by conducting environmental assessments to identify and prioritize sites contributing to pollution, i.e., via stormwater runoff. Site due care requirements would be implemented as part of redevelopment or reuse to eliminate and prevent exposures and prevent exacerbation of the contamination. These grants allow for educational opportunities with the partners to introduce and suggest alternative stormwater management techniques and native landscaping as a means of controlling site exposures or restoring natural flora to the site, providing additional environmental benefits which reduce watershed impact and provide new habitat to the local fauna. The MCBRA will work with the Superior Watershed Partnership to assist with this effort.

The Superior Watershed Partnership will also be a resource during area-wide planning activities in communities impacted by mine-scarred lands. Mine construction has many ecological impacts; among them: changing land use patterns, affecting habitats, and disturbing natural watershed and drainage patterns of the area. Through area-wide planning, sustainable reuses of mine-scarred land will be identified, toward the goal of restoring the natural features that may provide additional recreational opportunities.

Threshold Criteria for Assessment Grants

1. Applicant Eligibility

Marquette County is a General Purpose Unit of Local Government.

2. Letter from the State of Michigan

Marquette County received a letter from the Michigan Department of Environmental Quality (MDEQ) acknowledging Marquette County's plans to conduct assessment activities through the pursuit of Federal grant funds. The letter is attached.

3. Site Eligibility and Property Ownership Eligibility

Since this application is a Community-Wide proposal, this section is not applicable.

Appendix 3

Special Considerations Checklist

Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. Describe how each consideration applies to your proposal and/or attach documentation.

- ☐ Community population is 10,000 or less
- ☐ Federally recognized Indian tribe
- ☐ United States territory
- ☐ Applicant assisting a Tribe or territory
- ☒ Targeted brownfield sites are impacted by mine-scarred land
As discussed in the application, the City of Ishpeming Target Area and surrounding communities are considered mine-scarred lands based on the over 700 acres of former mine property that is owned by the City of Ishpeming and the City of Negaunee. Former active mining operations including operational areas (Brownstone Property), the former Cliff's New York Pit mine, the Sawmill Mine, acres of open pits, mine shafts, tailing piles, etc. These areas are a concern for caving hazards for residential areas, petroleum, solvents, metals contamination associated with mining operations and rail yards; lead contaminated storm water; impacted airborne dust and particulate matter, etc. The Target area has decades of mining history and visually defines the term mine-scarred land. This boom industry which built this area has significantly declined and has left a legacy of issues for the community to resolve.
- ☐ Targeted brownfield sites are contaminated with controlled substances
- ☐ Community is impacted by recent natural disaster(s) (2005 or later). To be considered, applicant must identify here the timeframe and type of natural disaster.
- ☐ Project is primarily focusing on Phase II assessments
- ☒ Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
Refer to attached documentation.
- ☐ Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions. To be considered, applicant must identify here the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption.
- ☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.
- ☐ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant
- ☐ Community is implementing green remediation plans.



County of Marquette

Courthouse Complex
234 W. Baraga Avenue
Marquette, Michigan 49855
Fax: (906) 225-8155
www.co.marquette.mi.us

County Administrator
225-8151
Finance & Accounting
225-8175
Human Resources & Risk
225-8162
Information Systems
225-8170

November 6, 2012

Paul Arsenault, Chair
Marquette County Brownfield Redevelopment Authority
234 W. Baraga Avenue
Marquette, MI 49855

Dear Paul:

As part of the Marquette County Planning Commission's work plan programming for fiscal year 2013, the Brownfield Authority's request for 690 planner hours has been approved. These hours were requested for various planning activities as they relate to Brownfields, such as creating a site inventory, prioritizing those sites, and assisting the Authority with community outreach.

Sincerely,

Scott Erbis
County Administrator


Special Considerations Checklist
Documentation

Marquette County Place-based Targeting Strategy

Marquette County -- Grant # MSC-2011-0743-HOA

The Place-based Targeting Strategy represents MSHDA's Community Development Division approved process and the County's determinations to address the following Special Condition:

To receive the second year funding (the remaining 50% of the grant award) the grantee must engage in community planning for a Targeted Strategy that will forward the goal of Place Making, resulting in a plan approved by MSHDA, Community Development Division.


Authorized Signatory for Grantee

Deborah L. Pellow
Printed Name

10/9/12
Date

Data collection and final report prepared by MSHDA approved Technical Assistance provider, Kuntzsch Business Services, Inc.



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

October 11, 2012

Ms. Anne Giroux
Marquette County Treasurer
234 W. Baraga Avenue
Marquette, Michigan 49855

Dear Ms. Giroux:

SUBJECT: Letter of Acknowledgment Regarding the United States Environmental Protection Agency Brownfield Assessment Grant Proposal

The purpose of this letter is to respond to Marquette County's request for acknowledgment of a proposal to the United States Environmental Protection Agency (EPA) for brownfield grants under Title II, Subtitle A, of the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the Brownfields Law). The Department of Environmental Quality, Remediation and Redevelopment Division, is supportive of community-based redevelopment efforts and has reviewed the information you provided.

Marquette County is applying for a \$200,000 hazardous substances assessment grant, and a \$200,000 petroleum assessment grant which can be used to conduct assessment activities at eligible brownfield sites in the county. Marquette County, as applicant, is considered eligible for these awards as a general purpose unit of local government.

Should the EPA provide these brownfield grants to Marquette County, it would allow the county to promote redevelopment and reuse of abandoned and underutilized brownfield properties, improving the county's economic development and environment. If you need further information or assistance, please contact Mr. Ron Smedley, Brownfield Coordinator, Remediation and Redevelopment Division, at 517-373-4805, or you may contact me.

Sincerely,

Susan Erickson, Chief
Brownfield Redevelopment Unit
Program Support Section
Remediation and Redevelopment Division
517-241-8707

cc: Ms. Deborah Orr, USEPA Region 5
Mr. Ron Smedley, DEQ



Earl P. Hawn, Jr., Executive Director

October 30, 2012

Marquette County Brownfield Redevelopment Authority
Attn: Anne Giroux, Treasurer
234 W. Baraga Avenue
Marquette, Michigan 49855

Re: Letter of Support - FY '13 US EPA Brownfield Hazardous Substances and Petroleum Assessment Grant

Dear Anne,

Please utilize this letter as AMCAB's support for the above referenced grant application being submitted by the Authority.

As a local community action agency, AMCAB supports individuals and families throughout the area through a variety of human service programs such as Head Start, meals-on-wheels, affordable housing developments and home weatherization services. Often our low-income clients find themselves living adjacent to brownfield sites that tend to be attract lower income neighborhoods in part because of lower property values. Addressing brownfield properties will benefit our communities, residents, especially the children of an adjacent neighborhood who play near these sites.

AMCAB pledges to partner with the Authority to aid community involvement and outreach efforts. We will act as a resource in educating our residents about brownfields in their community and what is being done to address them.

We look forward to our partnership and truly hope the Authority is successful in securing this grant to help all of us improve our communities. I am available to discuss this letter by contacting me at 228-6522 x 208 or by email at ehawn@amcab.org.

Sincerely Yours,

Earl P. Hawn Jr.
Executive Director

Administrative Office
1125 Commerce Drive
Marquette, MI 49855
906-228-6522 phone
906-228-6527 fax

Alger-Marquette Community Action Board
www.amcab.org



Alger County Office
N7278 Woodale Road
Munising, MI 49862
906-387-2243 phone
906-387-4034 fax



Central Upper Peninsula Planning And Development Regional Commission

2415 14th Avenue South • Escanaba, MI 49829

906.786.9234 • Fax: 906.786.4442 • 800.562.9828 • cuppad@cuppad.org

November 8, 2012

Anne Giroux, Treasurer
Marquette County Brownfield Redevelopment Authority
234 W. Baraga Avenue
Marquette, Michigan 49855

Re: U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

Dear Ms. Giroux:

The Central Upper Peninsula Planning and Development Regional Commission (CUPPAD) is pleased to extend its support to the Marquette County Brownfield Redevelopment Authority (MCBRA) for its efforts to pursue an U.S. EPA Brownfield Assessment Grant.

CUPPAD is one of fourteen regional planning commissions in the State of Michigan. It is a multi-county organization that assists local governments in the central Upper Peninsula including communities in Marquette County. We believe brownfield redevelopment will help revitalize communities in Marquette County by removing public and environmental health risks, while providing greater opportunity for investment and redevelopment.

CUPPAD will be involved in the MCBRA's brownfield program by supporting outreach efforts to local units of government in Marquette County. More specifically, we will inform local units of government about the potential benefits and incentives available through the MCBRA, which may ultimately assist them with identifying potential brownfield sites that pose a risk to their communities.

We look forward to working with the MCBRA to support brownfield redevelopment efforts in the Marquette County community. If you have any questions, please do not hesitate to contact me at 906-786-9234 or email lmattes@cuppad.org.

Lloyd R. Matthes
Executive Director

EXECUTIVE COMMITTEE & COUNTY REPRESENTED

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Create Jobs • Generate a Positive Economic Impact • Attract Investment
Building a Sustainable Future • Develop New Greener Technologies

November 3, 2012

Anne Giroux, Treasurer
Marquette County Brownfield Redevelopment Authority
234 W. Baraga Avenue
Marquette, Michigan 49855

Re: *FY2013 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application*

Dear Ms. Giroux:

The Upper Michigan Green Aviation Coalition is pleased to extend its support to the Marquette County Brownfield Redevelopment Authority (MCBRA) for its efforts to pursue an U.S. EPA Brownfield Assessment Grant.

The Upper Michigan Green Aviation Coalition's mission is to join private and public sector partners across the Upper Peninsula of Michigan and bordering regions to develop new business opportunities, create jobs, develop new employee categories, promote investment, develop and commercialize advanced technologies, promote collaboration among cluster partners, and expand existing third-party business and financing services within the field of green aviation. We are intricately involved in the redevelopment and revitalization of the Former KI Sawyer Air Force Base (Former AFB). We believe the U.S. EPA Brownfield Assessment Grant will be a vital resource to address brownfield sites still present on the Former AFB; and therefore, support our efforts of attracting new business and promoting investment on the Former AFB.

The Upper Michigan Green Aviation Coalition will support the MCBRA's brownfield program by actively marketing brownfield properties on the Former AFB that are ready for redevelopment and informing our members about potential incentives available through the MCBRA.

We look forward to working with the MCBRA to support brownfield redevelopment efforts on the Former AFB. If you have any questions, please do not hesitate to contact me at 906-346-3333.

Sincerely,

A handwritten signature in black ink, appearing to read "Vikki Kulju".

Vikki Kulju
Executive Director

Coalition Operations Phone (906) 346-3333 x15 • Fax (906) 857-7746 • 417-A Avenue, Gwinn MI 49841 • www.umgreenviation.com



**Gwinn-Sawyer Area
Chamber of Commerce**



October 30, 2012

Anne Giroux, Treasurer
Marquette County Brownfield Redevelopment Authority
234 W. Baraga Avenue
Marquette, Michigan 49855

Re: FY2013 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

Dear Ms. Giroux:

The Gwinn-Sawyer Area Chamber of Commerce is pleased to extend its support to the Marquette County Brownfield Redevelopment Authority (MCBRA) for its efforts to pursue an U.S. EPA Brownfield Assessment Grant.

The closure of the Former KI Sawyer Air Force Base (Former AFB) in 1995 had a devastating economic impact on our community. Although much has been done to revitalize the area, contamination still remains that is a significant public health risk and hindrance to investment. These U.S. EPA Brownfield Assessment Grant funds will be a vital resource to help us continue our efforts to attract investment and create jobs by addressing the environmental concerns present on the Former AFB.

The Gwinn-Sawyer Area Chamber of Commerce will partner with the MCBRA to inform its members and the business community about existing Brownfield sites in the community and the potential benefits and incentives available through the MCBRA, especially as it relates to the Former AFB.

We look forward to working with the MCBRA to support Brownfield redevelopment efforts in our community. If you have any questions, please do not hesitate to contact me at 906-360-9187.

Sincerely,

Jeanette Maki

Jeanette Maki
President/Director

JAM:jm



1027 N. THIRD STREET
PO BOX 213
MARQUETTE, MI 49855
906-228-3578
FAX: 906-228-2314
TTY: 711
info@mqthabitat.org
www.mqthabitat.org

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Mr. Waino Liuha

November 7, 2012

Anne Giroux, Treasurer
Marquette County Brownfield Redevelopment Authority
234 W. Baraga Avenue
Marquette, Michigan 49855

*Re: FY2013 U.S. EPA Brownfield Hazardous Substances and
Petroleum Assessment Grant Application*

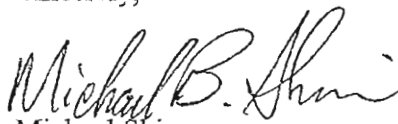
Dear Ms. Giroux:

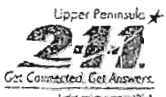
The Marquette County Habitat for Humanity is pleased to submit this letter of support for the Marquette County Brownfield Redevelopment Authority's (MCBRA) FY2012 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant application.

Two main objectives of brownfield redevelopment are to encourage sustainable reuse and infrastructure reuse of abandoned industrial/commercial sites in the community. Marquette County Habitat for Humanity in concert with its ReStore (retail operation) will be able to assist the MCBRA by being a resource to provide education and technical support related to recycling of building materials. We also envision collaborating with the MCBRA on educational opportunities that will assist with this effort. Additionally, when possible, if a structure is to be demolished, there may be an opportunity for us to receive fixtures, building parts, etc. that could be donated to the ReStore for resale and reuse.

Please do not hesitate to contact me if you need any additional information. Thank you for your consideration in this matter.

Sincerely,


Michael Shimon
Executive Director





337 W. Washington Street
Marquette, MI 49855
906-235-2923 fax 906-228-3642
ironoreheritage.com

October 31, 2013

Anne Giroux, Treasurer
Marquette County Brownfield Redevelopment Authority
234 W. Baraga Avenue
Marquette, Michigan 49855

Re: FY2013 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

Dear Ms. Giroux:

The Iron Ore Heritage Trail Network is pleased to extend its support to the Marquette County Brownfield Redevelopment Authority (MCBRA) for its efforts to pursue an U.S. EPA Brownfield Assessment Grant.

The Iron Ore Heritage Trail Network's mission is to construct a 48-mile, multi-use, year round trail that runs from Republic Township to Chocolay Township. When complete, the trail will connect communities and people to the region's historic sites and human stories. The U.S. EPA Brownfield Assessment Grant funds will support our efforts of constructing the Iron Ore Heritage Trail by aiding acquisition of properties along the trail through the completion of environmental site assessments to evaluate and manage potential environmental risks at sites, as necessary. We would much prefer to have thriving businesses along the trail for our users rather than blighted properties.

The Iron Ore Heritage Trail Network will partner with the MCBRA to support community outreach activities related to brownfield redevelopment in the community.

We look forward to working with the MCBRA to support brownfield redevelopment efforts in our community. If you have any questions, please do not hesitate to contact me at 906-235-2923.

Sincerely,

Carol Fulsher
Administrator



Greater Ishpeming-Negaunee Area Chamber of Commerce

November 8, 2012

Anne Giroux, Treasurer
Marquette County Brownfield Redevelopment Authority
234 W. Baraga Avenue
Marquette, Michigan 49855

Re: FY2013 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

Dear Ms. Giroux:

The Greater Ishpeming-Negaunee Area Chamber of Commerce is pleased to support the Marquette County Brownfield Redevelopment Authority's (MCBRA) efforts to pursue an U.S. EPA Brownfield Assessment Grant.

We believe the U.S. EPA Brownfield Assessment Grant funds will remove blighted and environmentally distressed properties, which allows for a more attractive business climate in our area. We also believe it will expand the opportunities for job creation within our community and the County as a whole.

The Greater Ishpeming-Negaunee Area Chamber of Commerce plans to work with the MCBRA to inform our members and the business community about existing brownfield sites in our community and the potential benefits and incentives that are available through the MCBRA.

We look forward to working with the MCBRA in the future to further these cleanup and revitalization efforts. If you have any questions, please do not hesitate to contact me at 906-486-1111.

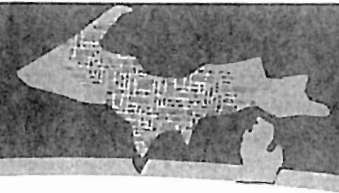
Sincerely,

Elizabeth Peterson
Executive Director



501 South Front Street
Marquette, MI 49855
www.marquette.org
1-888-578-6489

(906) 226-6591
FAX (906) 226-2099
lscp@marquette.org



November 9, 2012

Ms. Anne Giroux, Treasurer
Marquette County Brownfield Redevelopment Authority
234 W. Baraga Avenue
Marquette, MI 49855

Dear Anne,

As you know, the Lake Superior Community Partnership (LSCP) is a private-public partnership in Marquette County, Michigan whose mission is focused on the promotion and advancement of economic and community development. We are an internationally accredited Economic Development Organization through the International Economic Development Council and serve as the region's leading resource for economic development. The LSCP is committed to facilitating job creation, retaining existing business, assisting with business growth and attracting new businesses to our region. Our partner businesses, 700 strong, are committed to this mission through the investment of time and resources.

The LSCP strongly supports the Marquette County Brownfield Development Authority's (MCBRA) efforts to pursue a U.S. EPA Brownfield Assessment Grant. We believe these funds will not only support redevelopment of brownfields, but will also be a catalyst and vital resource in promoting investment and job creation throughout the County.

We look forward to working with the MCBRA to inform the local business community about existing brownfield sites in the community and the potential benefits, incentives and opportunities that are available through the MCBRA. If you have any questions, please feel free to call me at 906.226.6591.

Best regards,

Lois L. Ellis, CEcD, EDFP
Vice President of Economic Development



2950 College Ave.
Escanaba, MI 49829
Phone: 906.789.0558
Fax: 906.789.9952
1.800.562.4808

November 8th, 2012

Anne Giroux, Treasurer
Marquette County Brownfield Redevelopment Authority
234 W. Baraga Avenue
Marquette, Michigan 49855

Re: FY2013 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

Dear Ms. Giroux:

Michigan Works! The Job Force Board is pleased to support the Marquette County Brownfield Redevelopment Authority's (MCBRA) efforts to pursue an U.S. EPA Brownfield Assessment Grant.

Michigan Works! collaborates with workforce, education and economic development partners to keep business competitive and save and create jobs. We strongly believe the U.S. EPA Brownfield Assessment Grant is necessary to remove redevelopment concerns related to blighted and potentially contaminated properties in the community, which will result in increased investment and job creation.

Michigan Works! will partner with the MCBRA to provide a direct line of communication to the business community to promote redevelopment activities and help identify potential brownfield conditions at businesses that may be inhibited from expansion and job growth due to those conditions.

We look forward to working with the MCBRA to support brownfield redevelopment in the Marquette County community. If you have any questions, please do not hesitate to contact me at 906-789-0558.

Sincerely,

Willard Carne
President



MICHIGAN STATE
UNIVERSITY | Extension

October 31, 2012

Anne Giroux, Treasurer
Marquette County Brownfield Redevelopment Authority
234 W. Baraga Avenue
Marquette, Michigan 49855

*Re: FY2013 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment
Grant Application*

Dear Ms. Giroux:

The Michigan State University Extension (MSUE) is pleased to support the Marquette County Brownfield Redevelopment Authority's (MCBRA) efforts to pursue an U.S. EPA Brownfield Assessment Grant.

MSUE focuses on bringing knowledge-based educational programs to the people of the state to improve their lives and communities. We believe brownfield redevelopment in Marquette County will greatly benefit its community members by eliminating environmental and public health risks and promote job creation.

MSUE will partner with the MCBRA to provide a venue to educate community members about brownfield sites and what is being done to address them.

We look forward to working with the MCBRA to support brownfield redevelopment in the Marquette County community. If you have any questions, please do not hesitate to contact me at 920-737-4539.

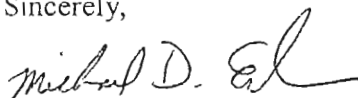
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Serving Counties:

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MICHIGAN STATE
UNIVERSITY
EXTENSION

Sincerely,



Michael D. Erdman, Ph.D.
District 1 Coordinator
S904 US Hwy 41
Stephenson, MI 49887
Telephone: 906.753.2209 888.678.3464 Ext. 63666
FAX: 906.753.2200
Email: erdmanm@anr.msu.edu

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equal-opportunity employer.
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political beliefs, sexual
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family status or veteran status.*

*Michigan State University,
U.S. Department of
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Business partners from start through growth

November 12, 2012

Anne Giroux, Treasurer
Marquette County Brownfield Redevelopment Authority
234 W. Baraga Avenue
Marquette, Michigan 49855

*Re: FY2013 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant
Application*

Dear Anne:

Northern Initiatives is pleased to support the Marquette County Brownfield Redevelopment Authority's (MCBRA) efforts to pursue an U.S. EPA Brownfield Assessment Grant.

Northern Initiatives is a non-profit community development corporation that provides small rural businesses with access to capital, information, and markets. We believe addressing blighted and environmentally distressed properties in Marquette County will promote business investment in the community.

Northern Initiatives will partner with the MCBRA to inform our clients about brownfield sites ready for redevelopment and the potential benefits and incentives available through the MCBRA. In addition, we will be a resource to businesses interested in starting or expanding its operations on a brownfield property.

We look forward to working with the MCBRA to support brownfield redevelopment in the Marquette County community. If you have any questions, please do not hesitate to contact me at 906-226-1671.

Sincerely,

Dennis J. West
President



SUPERIOR WATERSHED PARTNERSHIP

LAKE SUPERIOR • LAKE MICHIGAN • LAKE HURON

2 Peter White Drive • Presque Isle Park • Marquette, Michigan 49855
Phone: (906) 228-6095 • Fax: (906) 228-6863 • www.superiorwatersheds.org

November 1, 2012

Anne Giroux, Treasurer
Marquette County Brownfield Redevelopment Authority
234 W. Baraga Avenue
Marquette, Michigan 49855

Re: FY2013 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

Dear Ms. Giroux:

The Superior Watershed Partnership (SWP) is pleased to extend its support to the Marquette County Brownfield Redevelopment Authority (MCBRA) for its U.S. EPA Brownfield Assessment Grant application.

The Superior Watershed Partnership is committed to assisting the MCBRA in accomplishing the goals and objectives of this grant, if awarded. Our involvement with this program is consistent with our mission and the work that we do in Marquette County. The SWP is a regional leader in providing education, research and conservation programs to our community. We will help promote sustainable economic development including nature tourism, land-use planning and incorporating best practices into regional development.

We will assist the MCBRA in this proposed program by being a resource to provide technical and educational support related to ecological components throughout the brownfield redevelopment process. We will also assist in creating educational materials, hosting educational events and other educational programs to support the MCBRA's brownfield program. Additionally, we have services that include GIS Analysis and Map when engaging in public education.

We look forward to working with the MCBRA on this project that will benefit our entire community. Please do not hesitate to contact me if you require any additional information or documentation. Thank you for the opportunity.

Sincerely,

Carl Lindquist
Executive Director



Northern
Michigan
University

Continuing Education and Workforce Development
1401 Presque Isle Avenue
Marquette, MI 49855-5301
906-227-2103 • Fax 906-227-2108
www.nmu.edu/ce
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November 5, 2012

Anne Giroux, Treasurer
Marquette County Brownfield Redevelopment Authority
234 W. Baraga Avenue
Marquette, Michigan 49855

Re: FY2013 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

Dear Ms. Giroux:

The Center for Rural Community and Economic Development and Continuing Education and Workforce Development at Northern Michigan University (NMU) are pleased to support Marquette County and the Marquette County Brownfield Redevelopment Authority's (MCBRA) efforts to pursue an U.S. EPA Brownfield Assessment Grant.

Continuing Education and Workforce Development programs at Northern Michigan University offer a multitude of workforce development and training opportunities. We recognize the impact brownfields have had on our region; abandoned and vacated industrial facilities, mines and petroleum facilities that also left a willing workforce without jobs.

As sites are assessed through the grant activities, NMU can offer displaced or unemployed workers training opportunities such as our 40 Hour HAZWOPER training and MSHA (Mining Safety and Health Administration) training, which may provide employment opportunities on brownfield sites in their communities during environmental response activities or new mining/earth moving operations. Additionally, NMU can provide recently unemployed workers with upgrade training and testing, i.e. welding, industrial math, etc. allowing them to pursue job openings where there are known shortages.

The U.S. EPA Brownfield Assessment Grant is essential to address the many deterrents that brownfields can create in a community; restricting redevelopment, affecting community health and ultimately the ability to provide a livelihood. NMU looks forward to working with MCBRA to provide relevant education and training throughout the County, especially in our hard-hit target communities of Sawyer and Ishpeming.

If you have any questions, please do not hesitate to contact me at 906-227-2103.

Sincerely,

Robert Eslinger, Director

Six County Employment Alliance



November 8th, 2012

Anne Giroux, Treasurer
Marquette County Brownfield Redevelopment Authority
234 W. Baraga Avenue
Marquette, Michigan 49855

Re: FY2013 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

Dear Ms. Giroux:

The Six County Employment Alliance is pleased to support the Marquette County Brownfield Redevelopment Authority's (MCBRA) efforts to pursue an U.S. EPA Brownfield Assessment Grant.

The Six County Employment Alliance collaborates with workforce, education and economic development partners to keep business competitive and save and create jobs. We strongly believe the U.S. EPA Brownfield Assessment Grant is necessary to remove redevelopment concerns related to blighted and potentially contaminated properties in the community, which will result in increased investment and job creation.

The Six County Employment Alliance will partner with the MCBRA to provide a direct line of communication to the business community to promote redevelopment activities and help identify potential brownfield conditions at businesses that may be inhibited from expansion and job growth due to those conditions.

We look forward to working with the MCBRA to support brownfield redevelopment in the Marquette County community. If you have any questions, please do not hesitate to contact me at 906-789-0558.

Sincerely,

Paul Arsenault
President